



Daniel E. Burgoyne  
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March 7, 2025

**VIA FEDERAL EXPRESS**  
**AND ELECTRONIC MAIL**

Tallulah's Taqueria, LLC  
146 Ives Street  
Providence, RI 02906  
Attn: Kelly Ann Rojas  
[kellyann@tallulahstageria.com](mailto:kellyann@tallulahstageria.com)

RE: Suite #109 (the "Premises") within the Farm Fresh Food Hub, 10 Sims Avenue,  
Providence, Rhode Island, 02909 (the "Building");  
Lease dated March 1, 2021 (the "Lease") by and between Tallulah's  
Taqueria, LLC ("Tenant") and Farm Fresh Rhode Island ("Landlord")

**NOTICE OF DEFAULT**

Dear Ms. Rojas:

This office represents the Landlord with respect to the Premises occupied by Tenant under the Lease dated March 1, 2021. This letter constitutes Landlord's Notice of Default and demand for payment.

As of this date, Tenant has failed to pay sums owed to the Landlord under the lease, including base rent and utilities, as follows:

- \$4,848.91 representing a portion of the rent owed for December 2023.
- \$125,480.83 representing unpaid rent in the amount of \$7,232.00 per month for the months of January 2024 through February 2025, and unpaid utilities for the months of November 2023 through January 2025.

These amounts are set forth in greater detail in the attached statement.

Accordingly, demand is now made that Tenant remit payment to Landlord in the total amount of **\$130,329.74**, no later than March 17, 2025.

If Tenant fails to pay the amount due in a timely manner, Landlord will seek all remedies available to it under the Lease, which will include termination of the Lease pursuant to Section 20, a civil action to recover possession of the premises, and an action for money damages. In that event, Landlord will seek to recover all damages that it has incurred due to the Tenant's defaults

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including base rent, utilities, interest, costs of collection including attorney's fees, and costs associated with reletting, all as provided in Section 20.2 of the Lease.

Sincerely,

PARTRIDGE SNOW & HAHN LLP

*/s/ Daniel E. Burgoyne*

DEB/klf  
Enclosure

cc: John E. Scholhamer, Esq., 1481 Wampanoag Trail, East Providence, RI 02915  
(*via first-class mail*)

Jesse Rye, Executive Director, Farm Fresh Rhode Island (*via e-mail only*)

4901-6381-9557

**Farm Fresh Rhode Island**  
**Invoices and Received Payments**  
September 1, 2023 - March 7, 2025

Tallulah's Taqueria, LLC

Date	Transaction Type	Memo/Description	Num	Amount
<b>10/01/2023</b>	<b>Invoice</b>	October 23 Rent	<b>18926</b>	<b>7,232.00</b>
09/08/2023	Payment		ACH090823	1,808.00
09/21/2023	Payment		ACH092123	1,808.00
10/05/2023	Payment		ACH100523	1,808.00
10/16/2023	Payment		ACH101623	1,808.00
	<b>Total Paid</b>			<b>7,232.00</b>
<b>07/27/2023</b>	<b>Invoice</b>	July 23 Utilities	<b>18360</b>	<b>2,196.01</b>
10/15/2023	Payment		ACH101523	2,196.01
	<b>Total Paid</b>			<b>2,196.01</b>
<b>08/31/2023</b>	<b>Invoice</b>	August 23 Utilities	<b>18857</b>	<b>1,101.20</b>
10/27/2023	Payment		ACH102723	1,101.20
	<b>Total Paid</b>			<b>1,101.20</b>
<b>11/01/2023</b>	<b>Invoice</b>	November 23 Rent	<b>19855</b>	<b>7,232.00</b>
11/03/2023	Payment		ACH110323	1,808.00
02/12/2024	Payment		1318	373.05
02/16/2024	Payment		1341	500.00
02/27/2024	Payment		1355	500.00
03/01/2024	Payment		1364	500.00
03/18/2024	Payment		1411	500.00
04/12/2024	Payment		1423	500.00
04/26/2024	Payment		1513	500.00
05/03/2024	Payment		1538	500.00
05/14/2024	Payment		1558	500.00
05/24/2024	Payment		1583	500.00
05/24/2024	Payment		1594	500.00
05/31/2024	Payment		1611	50.95
	<b>Total Paid</b>			<b>7,232.00</b>
<b>09/29/2023</b>	<b>Invoice</b>	September 23 Utilities	<b>19436</b>	<b>1,126.95</b>
01/19/2024	Payment		1291	500.00
01/30/2024	Payment		1297	500.00
02/12/2024	Payment		1318	126.95
	<b>Total Paid</b>			<b>1,126.95</b>
<b>10/31/2023</b>	<b>Invoice</b>	October 23 Utilities	<b>20036</b>	<b>1,065.96</b>
05/31/2024	Payment		1611	449.05
06/13/2024	Payment		1650	616.91
	<b>Total Paid</b>			<b>1,065.96</b>

<b>12/01/2023</b>	<b>Invoice</b>	December 23 Rent	<b>20500</b>	<b>7,232.00</b>
06/13/2024	Payment		1650	133.09
06/18/2024	Payment		1651	750.00
06/25/2024	Payment		1674	750.00
06/28/2024	Payment		1675	750.00
<b>Total Paid</b>				<b>2,383.09</b>
<b>Balance Due</b>				<b>4,848.91</b>
<b>11/30/2023</b>	<b>Invoice</b>	November 23 Utilities	<b>20573</b>	<b>1,032.64</b>
<b>12/31/2023</b>	<b>Invoice</b>	December 23 Utilities	<b>21330</b>	<b>1,187.91</b>
<b>1/1/2024</b>	<b>Invoice</b>	January Rent	<b>21109</b>	<b>7,232.00</b>
<b>1/31/2024</b>	<b>Invoice</b>	January Utilities	<b>21602</b>	<b>1,049.56</b>
<b>2/1/2024</b>	<b>Invoice</b>	February Rent	<b>21536</b>	<b>7,232.00</b>
<b>2/29/2024</b>	<b>Invoice</b>	February Utilities	<b>22155</b>	<b>1,305.50</b>
<b>3/1/2024</b>	<b>Invoice</b>	March Rent	<b>22026</b>	<b>7,232.00</b>
<b>3/31/2024</b>	<b>Invoice</b>	March Utilities	<b>22543</b>	<b>1,225.24</b>
<b>4/1/2024</b>	<b>Invoice</b>	April Rent	<b>22422</b>	<b>7,232.00</b>
<b>4/30/2024</b>	<b>Invoice</b>	April Utilities	<b>23031</b>	<b>1,190.07</b>
<b>5/1/2024</b>	<b>Invoice</b>	May Rent	<b>22853</b>	<b>7,232.00</b>
<b>5/31/2024</b>	<b>Invoice</b>	May Utilities	<b>23544</b>	<b>1,226.45</b>
<b>6/1/2024</b>	<b>Invoice</b>	June Rent	<b>23431</b>	<b>7,232.00</b>
<b>6/30/2024</b>	<b>Invoice</b>	June Utilities	<b>24023</b>	<b>1,143.58</b>
<b>7/1/2024</b>	<b>Invoice</b>	July Rent	<b>23920</b>	<b>7,232.00</b>
<b>7/31/2024</b>	<b>Invoice</b>	July Utilities	<b>24332</b>	<b>882.38</b>
<b>8/1/2024</b>	<b>Invoice</b>	August Rent	<b>24301</b>	<b>7,232.00</b>
<b>8/31/2024</b>	<b>Invoice</b>	August Utilities	<b>24789</b>	<b>868.07</b>
<b>9/1/2024</b>	<b>Invoice</b>	September Rent	<b>24723</b>	<b>7,232.00</b>
<b>9/30/2024</b>	<b>Invoice</b>	September Utilities	<b>25408</b>	<b>927.53</b>
<b>10/1/2024</b>	<b>Invoice</b>	October Rent	<b>25198</b>	<b>7,232.00</b>
<b>10/31/2024</b>	<b>Invoice</b>	October Utilities	<b>25956</b>	<b>901.32</b>
<b>11/1/2024</b>	<b>Invoice</b>	November Rent	<b>25859</b>	<b>7,232.00</b>
<b>11/30/2024</b>	<b>Invoice</b>	November Utilities	<b>26671</b>	<b>913.44</b>
<b>12/1/2024</b>	<b>Invoice</b>	December Rent	<b>26456</b>	<b>7,232.00</b>
<b>12/31/2024</b>	<b>Invoice</b>	December Utilities	<b>27345</b>	<b>882.08</b>
<b>1/1/2025</b>	<b>Invoice</b>	January Rent	<b>27007</b>	<b>7,232.00</b>
<b>1/31/2025</b>	<b>Invoice</b>	January Utilities	<b>27718</b>	<b>920.42</b>
<b>2/1/2025</b>	<b>Invoice</b>	February Rent	<b>27717</b>	<b>7,232.00</b>
<b>2/28/2025</b>	<b>Invoice</b>	February Utilities	<b>28109</b>	<b>918.64</b>
<b>3/1/2025</b>	<b>Invoice</b>	March Rent	<b>27953</b>	<b>7,658.00</b>
<b>Total Due</b>				<b>130,329.74</b>